



*Fognam Farm*

UPPER LAMBOURN, BERKSHIRE

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**A well located and diverse small holding with equestrian planning consent on the edge of the Valley of the Racehorse.**

The site has a parcel of established pasture land adjacent to the equestrian yard and a former quarry designated as a SSSI to the south easterly boundary.

For Sale by Private Treaty as a whole.

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The property is located about 1 mile west of Upper Lambourn on the south side of the B4000 which runs from Highworth to Newbury.

The farm buildings comprise two steel portal frame barns and a concrete yard.

LAND

The land lies in three main blocks, with one paddock to the west of the buildings

The final parcel is the former quarry and Site of Special Scientific Interest with steep sides, scrub and scattered trees extending to 6.65 acres (2.69 ha).

The site has recently been granted planning consent via 20/01264/FULMAJ for development to form an 'Equine pre-training, rest, rehabilitation and recuperation facility for racehorses, including removal of existing

In addition there are several historic planning applications for equestrian development on the site. These consents for which have now lapsed.

The yard area only will be subject to an overage should wider planning gain be achieved outside of of non-residential equestrian or agriculture. This will reserve 30% of the increase in value over a 30 year period.



For Sale by Private Treaty as a whole.

Freehold with vacant possession available upon completion.

Basic Payment Scheme entitlements are not included within the sale.

The property is situated within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), Berkshire Downs Nitrate Vulnerable Zone (NVZ) and Fognam Down and Ashdown Park Groundwater Safeguard Zone.

The former quarry is designated a Site of Special Scientific Interest for its high quality chalk soil.

Mains water and electricity are connected.

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

The Neighbour has a right of way up the access track and the right to turn around on a specified area.

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of

the property or any lot or part of the property or entitlements become a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes any responsibility.

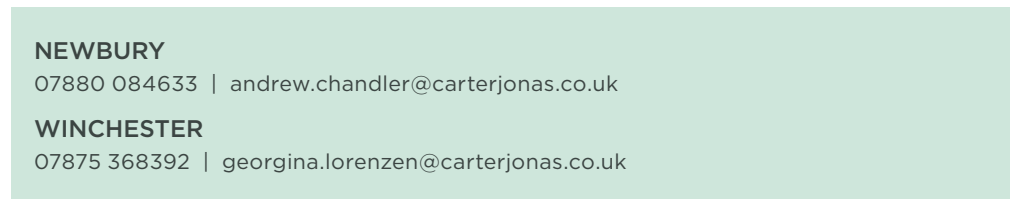
Sporting, timber and mineral rights are included in the sale where available.

West Berkshire Council  
<https://www.westberks.gov.uk/>

Interested parties may view the property unaccompanied and with details to hand, upon prior notification to the selling agent.

From Newbury: Take A34 to M4 at Junction 13. Stay on M4 for 16 miles to Junction 14 at Shefford Woodlands. From Shefford Woodlands take the B4000 to Upper Lambourn. Fognam Farm is circa 1 mile from Upper Lambourn on the left.

From Swindon: Take A420 to Shrivenham.  
After about 6.5 miles turn right to Bourton on  
the B4000. After about 7 miles Fognam Farm  
is on the right.



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